

EXHIBIT B

CASE NO. 2023-85306

STARREX INTERNATIONAL LTD.,
 STARREX INSURANCE HOLDINGS, INC.,
 STARREX HOLDINGS, INC., AND
 STARREX INSURANCE SERVICES, INC.

PLAINTIFFS,

V.

COAST TO COAST TITLE, LLC, SOL
 CITY TITLE, LLC, MAGNOLIA TITLE
 ARKANSAS, LTD., AND MAGNOLIA
 TITLE FLORIDA, LLC

DEFENDANTS.

IN THE DISTRICT COURT OF

HARRIS COUNTY, TEXAS

11TH JUDICIAL DISTRICT

DEFENDANTS' ORIGINAL ANSWER AND VERIFIED DENIAL

Defendants Coast to Coast Title, LLC, Sol City Title, LLC, Magnolia Title Arkansas, Ltd., and Magnolia Title Florida, LLC (collectively "Defendants"), file their Original Answer and Verified Denial and respectfully show this court:

I. GENERAL DENIAL

1. Defendants herein generally deny each and every allegation of Plaintiffs' Original Petition and demand strict proof by a preponderance of the credible evidence, as required by the Texas Constitution, applicable Texas statutes and common law, and the Texas Rules of Civil Procedure.

II. VERIFIED DENIAL

2. Defendants further deny the authenticity of the signatures of the documents attached to Plaintiffs' Original Petition as Exhibits 1-8. Pursuant to Tex. R. Civ. P. 93(8), the signatures in the Revolving Promissory Note for Coast to Coast Title, LLC, the Revolving Promissory Note for Sol City Title, LLC, the Revolving Promissory Note for Magnolia Title Arkansas, Ltd., the Revolving Promissory Note for Magnolia Title Florida, LLC, the Promissory

Note Security Agreement for Coast to Coast, LLC, the Promissory Note Security Agreement for Sol City Title, LLC, the Promissory Note Security Agreement for Magnolia Title Arkansas, LLC, and the Promissory Note Security Agreement for Magnolia Title Florida, LLC were not authorized by John Magness. Defendants deny the genuineness of the purported signatures of these documents, nor were they authorized in any capacity.

III. PRAYER

WHEREFORE, Defendants Coast to Coast Title, LLC, Sol City Title, LLC, Magnolia Title Arkansas, Ltd., and Magnolia Title Florida, LLC respectfully request that Plaintiffs take nothing on their claims against Defendants, that Defendants be awarded costs of Court and that the Court grant such other and further relief as the Court may deem proper or to which Defendants may be justly entitled.

Respectfully submitted,

HENDERSHOT COWART, P.C.

/s/ Simon W. Hendershot

Simon W. Hendershot

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Attorneys for Defendants

CERTIFICATE OF SERVICE

I certify that a true and correct copy of this document was served on all parties through counsel of record pursuant to Rule 21a of the Texas Rules of Civil Procedure on January 5th, 2024.

/s/ Simon W. Hendershot

Simon W. Hendershot

Unofficial Copy Office of Marilyn Burgess District Clerk

Automated Certificate of eService

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Simon Hendershot on behalf of Simon W. Hendershot

Bar No. 9417200

trey@hchlawyers.com

Envelope ID: 83119200

Filing Code Description: Answer/ Response / Waiver

Filing Description: Defendants' Original Answer and Verified Denial

Status as of 1/5/2024 11:43 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Eric D. Wade	794802	ewade@porterhedges.com	1/5/2024 11:24:33 AM	SENT
Paralegals & Assistants		paralegals@hchlawyers.com	1/5/2024 11:24:33 AM	SENT
HENDERSHOT COWART P.C.		netdocs@hchlawyers.com	1/5/2024 11:24:33 AM	SENT
Simon W. Hendershot		trey@hchlawyers.com	1/5/2024 11:24:33 AM	SENT

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DEFENDANTS.

IN THE DISTRICT COURT OF

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VERIFICATION

STATE OF TEXAS

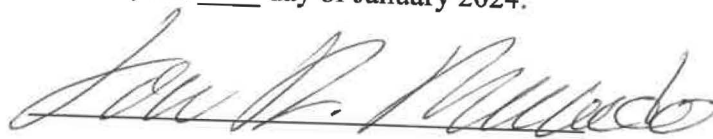
COUNTY OF Harris

On this day, John Magness, individually, and as the President and CEO of Defendants Coast to Coast Title, LLC, Sol City Title, LLC, Magnolia Title Arkansas, Ltd., and Magnolia Title Florida, LLC, appeared before me, the undersigned notary public, and after being by me first duly sworn, stated that he has read the foregoing Original Answer and Verified Denial and the statements contained therein are within his personal knowledge and are true and correct.

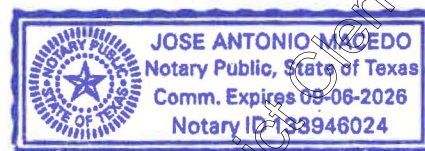
The undersigned further denies the genuineness and authenticity of the signatures in the Revolving Promissory Note for Coast to Coast Title, LLC, the Revolving Promissory Note for Sol City Title, LLC, the Revolving Promissory Note for Magnolia Title Arkansas, Ltd., the Revolving Promissory Note for Magnolia Title Florida, LLC, the Promissory Note Security Agreement for Coast to Coast, LLC, the Promissory Note Security Agreement for Sol City Title, LLC, the Promissory Note Security Agreement for Magnolia Title Arkansas, LLC, and the Promissory Note Security Agreement for Magnolia Title Florida, LLC, attached as exhibits to Plaintiffs' Original Petition. The purported signatures of these documents are not genuine, nor were they authorized in any capacity.


John Magness

SUBSCRIBED AND SWORN TO before me, this 5th day of January 2024.



Notary Public in and for the State of Texas



Unofficial Copy Office of Marilyn Burgess District Clerk